

**FOR SALE**

11, Steeple Lane, Beaumaris, LL58 8EA

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



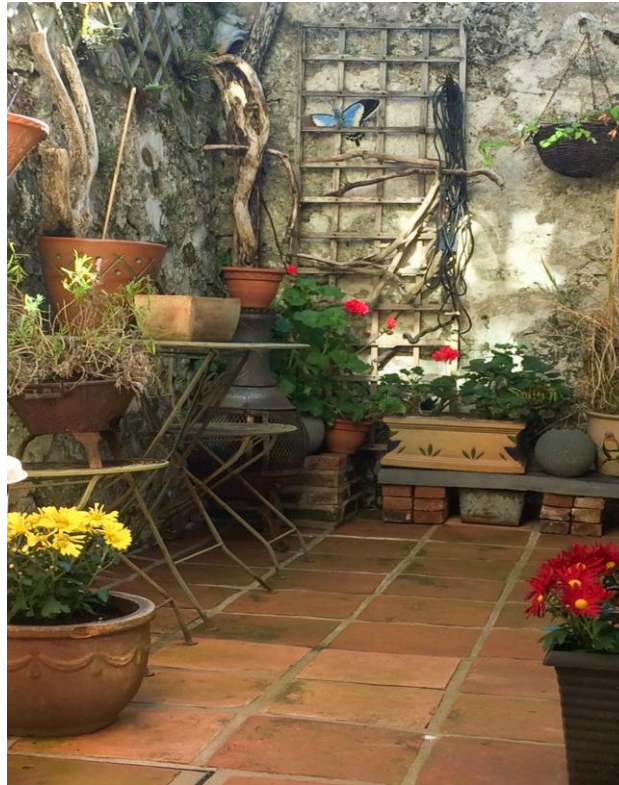
## 11, Steeple Lane, Beaumaris, LL58 8EA

*A charming 2 bed stone cottage tucked away in prime seaside village location.*

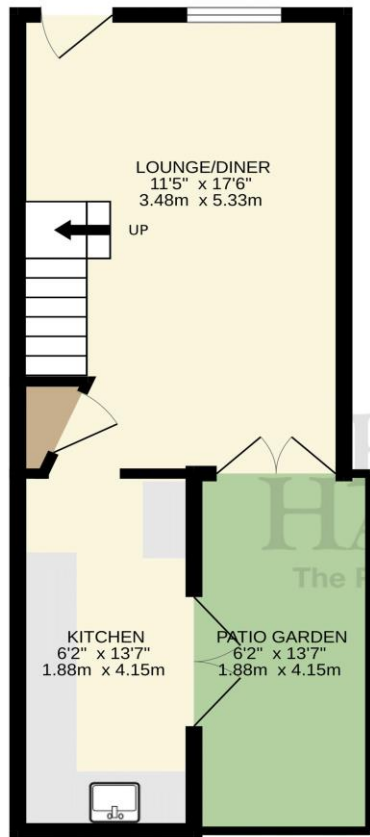


- Historic seaside village location
- Charming semi-detached cottage
- Gas central heating modern boiler
- Freehold & no chain delay
- 3 minutes walk from sea front
- Upgraded 2 bed accommodation
- Full of character
- 567 SQ.FT.

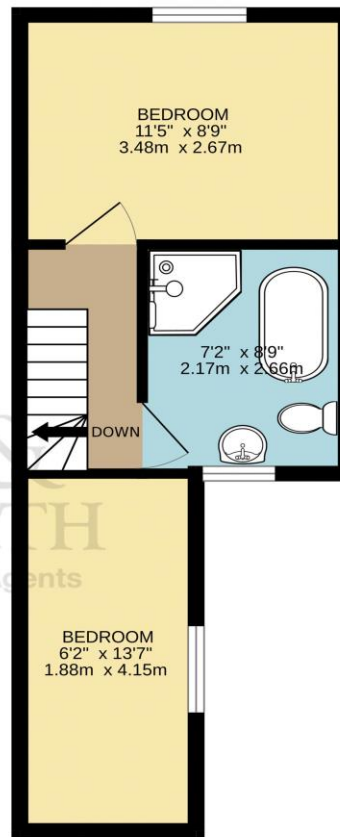
Nestled in the heart of the historic seaside town of Beaumaris, this charming 2 bed semi detached cottage is a rare gem that is for sale with no chain. It boasts a prime location opposite a quaint church and a short stroll from the sparkling sea front. If you are looking for a quality home in a stunning seaside location, this property is your dream come true. This property is not only a perfect place to live, but also a great investment opportunity. You can rent it out as an AirBnb and enjoy the high demand all year round. This property is a rare gem that offers you the best of both worlds. It seamlessly blends modern comfort and convenience with old-world charm and character. It features a cosy open plan lounge and dining room with an open fireplace and a cast iron stove, creating a warm and inviting atmosphere. The dining area leads to a lovely timber kitchen that is fully equipped and both the kitchen and dining area opens to a delightful walled garden/patio, where you can enjoy the fresh air and sunshine. Upstairs, you will find two spacious double bedrooms and a charming bathroom with a walk in shower and a roll top bath, where you can relax and unwind. The property also benefits from a combi boiler and gas central heating, ensuring your comfort all year round. Beaumaris is a wonderful place to live or visit, with its rich and fascinating heritage, dating back to the Viking era. It is home to one of the most impressive medieval castles in Britain, Beaumaris Castle, which is a UNESCO World Heritage Site and also has a charming seaside promenade, with a Victorian pier and a breathtaking view of the Menai Strait and the Snowdonia mountains. Beaumaris is a lively and diverse culture, with many cafés, pubs, restaurants, and shops to suit every taste. Don't miss this rare opportunity to own a fabulous stone cottage in Beaumaris, where you can enjoy the beauty and heritage of this town all year round.



GROUND FLOOR  
283 sq.ft. (26.3 sq.m.) approx.

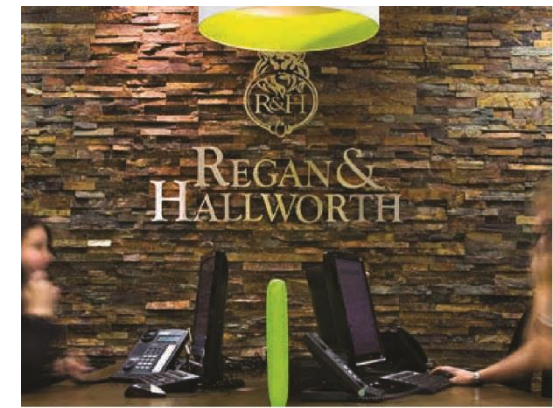


1ST FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.